DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H08-0846-19**	**Applicant:**	**Mr D Wilson**
Proposal:	Rear and side extension		
Location:	Charity Farm 87 Clough Road Gosberton Risegate		
Terminal Date:	22nd October 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12 of the National Planning Policy Framework (2019)

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	1	0
WARD MEMBER	0	0	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

This is a householder application for a rear and side extension at Charity Farm, 87 Clough Road, Gosberton Risegate. The proposal seeks to replace for garden store rooms to the side and rear of the main dwelling with a double height open plan kitchen / diner and family area.

This application is a resubmission a permitted proposal under reference H08-1110-16 that is due to

elapse a three year permission on 22 December 2019. Brick and tile is to match that of the existing dwelling. The timber windows at first floor level in the extension won't serve a first room but are present to give a design more in keeping with that of a traditional farmstead dwelling.

Site Description

The proposal is outside of defined settlement limits and the surrounding area is characterised by dwellings of varying ages and design that are within the defined settlement limits of Gosberton Risegate.

History

H08-1069-95

Full - Conversion of redundant farm buildings into residential - (one dwelling) - Approved - 28 February 2005.

H08-0644-97

Full - Proposed additional access to existing farmland - Approved - 30 July 1997

H08-0956-12

Full - Part demolition of existing outbuildings and re-build two-storey extension and alterations - Refused - 08 May 2013 (Appeal dismissed - 21 October 2013)

H08-1025-13

Full - Part demolition of existing outbuildings and re-build two storey extension and alterations - (re-submission of H08-0956-12) - Approved - 13 February 2014.

H08-0184-15

Full - Conversion of outbuildings into farm shop with tea room/cafe facilities - Approved - 10 June 2015.

H08-1110-16

Full - Proposed rear/side extension - Approved - 22 December 2016.

Consultation Responses

Gosberton Parish Council

No comments

Historic Environment Officer

Previous historic building recording has taken place under previously approved applications, therefore the Officer does not recommend any further input on what he considers a non-designated heritage asset.

Planning Considerations

Principle of design

There is not considered to be any material harm to neighbouring residential amenity from overlooking or overshadowing. The design, scale and layout is considered to be appropriate for the site and does not materially impact the historic built character of the dwelling or the surrounding area.

Conclusion

In light of the above considerations the proposal is considered to be in accordance with Policies 1, 2

and 3 of the South East Lincolnshire Local Plan, 2019, as well as Section 12 of the National Planning Policy Framework, 2019.

A delegated approval is considered to be appropriate.

Additional Considerations

Public Sector Equality Duty

In making this decision the Authority must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions) to:
A. Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act
B. Advance equality of opportunity between people who share a protected characteristic and those who do not. This may include removing or minimising disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic; taking steps to meet the special needs of those with a protected characteristic; encouraging participation in public life (or other areas where they are underrepresented) of people with a protected characteristic(s).
C. Foster good relations between people who share a protected characteristic and those who do not including tackling prejudice and promoting understanding.

The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149. It is only one factor that needs to be considered, and may be balanced against other relevant factors.

It is not considered that the recommendation in this case will have a disproportionately adverse impact on a protected characteristic.

Human Rights

In making a decision, the Authority should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as South Holland District Council to act in a manner that is incompatible with the European Convention on Human Rights. The Authority is referred specifically to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of property).

It is not considered that the recommendation in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general public interest and the recommendation is considered to be a proportionate response to the submitted application based on the considerations set out in this report.